BILL GARRETT, Davidson County
Trans:T20170053626 DEEDWARR
Recvd: 06/22/17 13:45 2 pgs
Fees:13.00 Taxes:170.20
20170622-0063014

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Felipe Mejia & Cristina Mejia
375 Davids Way
LaVergne, TN 37086

SEND TAX BILL TO:
375 Davids Way
LaVergne, TN 37086

MAP/PARCEL 133-16-0A-161.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SafeOak, LLC, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Felipe Mejia and Cristina Mejia, husband and wife, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. M-24, of Harding Glen (formerly Barcelona) Condominiums created under Chapter 66, Title 27, Sections 101 et seq, as amended Tennessee Code Annotated, as established by a Master Deed of record in Book 6400, Page 801, amended in Book 9397, Page 814, Book 11509, Page 965, Book 11509, Page 966 and Instrument No. 20070926-0114999, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Glen (formerly Barcelona) Condominiums of record in Book 6400, Page 839, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being a part of the same property conveyed to SafeOak, LLC by Warranty deed from CFK, LLC of record in Instrument No. 20150128-0008278 Register's Office for Davidson County, Tennessee, dated January 23, 2015 and recorded on January 28, 2015.

Being also known as 270 Tampa Drive, M24 Nashville, Tennessee 37211.

This is improved property known as: **270 Tampa Drive, M24, Nashville, Tennessee 37211**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized

and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 19th day of June, 2017.

WITNESS MY HAND on this the 19th day of June, 2017.

SafeOak, LLC

By: Paul Oakley, Member

By: David Swanger, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paul Oakley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be a Member of SafeOak, LLC, and that as such Paul Oakley being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office of Legends Title Services on this the 19 day of June, 2017.

Notary Public
Commission Expires: 9/22/2020

JON MCGLATHERY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires Sept. 22, 2020

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David Swanger, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be a Member of SafeOak, LLC, and that as such David Swanger being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office of Legends Title Services on this the 19 day of June, 2017.

Notary Public
Commission Expires: 9/22/2020

JON MCGLATHERY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires Sept. 22, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $46,000.00.

AFFIANT

Subscribed and sworn to before me this the 19th day of June, 2017.

NOTARY PUBLIC

TAGGART SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires July 13, 2020

My Commission Expires: _____

File No: 170454